

GFA/17445/1 – Mr J Francis. Conversion of garage to home office including removal of garage door and insertion of bay window at 5 Cedar Road, Faringdon, Oxon, SN7 8AY.

The Proposal

1. This application seeks planning permission to convert the existing integral garage into a home office and insert a bay window in place of the existing garage door.
2. Cedar Road forms part of a large residential development built in 1971.
3. Extracts from the application plans are at **Appendix 1**.
4. The application is brought to committee as the town council objects to the proposal and the officer's recommendation is to grant planning permission.

Planning History

5. The only other application on the site was permitted in 2002 and was for an "extension to provide a kitchen and dining room".

Planning Policies

6. Policy DC1 of the local plan requires development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings, and to take into account local distinctiveness.
7. Policy DC5 requires safe and convenient access and parking.

Consultations

8. Faringdon Town Council objects to the proposal, stating : "Town Council, as a matter of principle, objects on the grounds that allowing garages to be converted into accommodation could cause problems in the future with regard to car parking in the area."
9. County Engineer: "I am unlikely to have any objections to planning application GFA/17445/1. The proposal will convert the existing garage on site into a study, hence the number of bedrooms are not increasing. There will still be adequate off-street car parking for 2 vehicles on the driveway in front of the dwelling, which is sufficient for a 3-bedroom house in this location, and meets OCC Maximum car parking standards. I recommend that a condition be added to any permission, which will retain the driveway area as a car parking area for two vehicles (each car parking space to measure no less than 2.4m x 4.8m), to ensure that no vehicles are parked on the public highway where they may cause an obstruction for other highway users."

10. No neighbour representations have been received.

Officer Comments

11. The application is for the conversion of the existing integral garage to use as a home office. The actual conversion of the garage into habitable accommodation for the dwelling does not require planning permission, but the proposed bay window facilitating the conversion does.
12. The proposal will result in the loss of a parking space for the dwelling. However, the proposal does not increase the number of bedrooms for the property and there is an existing 13 metre long driveway providing 2 off-street parking spaces for the dwelling. Therefore, despite the loss of the garage space for parking, it is considered that there is still sufficient parking provision for this three bedroom dwelling.
13. As the existing driveway is proposed to be re-surfaced using block paving, a condition requiring full details of this is recommended to ensure this is permeable to avoid any surface water from the driveway being discharged onto the highway and into the surface water sewers.
14. The proposed bay window is a small addition to the dwelling, projecting only 0.4m from the front elevation. The materials proposed match the existing dwelling, so this is an appropriate extension that will complement the appearance and design of the existing property.

Recommendation

that planning permission is granted subject to the following conditions:

- 1 TL1 – Time limit***
- 2 RE1 – Matching materials***
- 3 Submission of full details of the proposed re-surfaced driveway***